

Provided, that if the said Naomi E. Stambaugh and Isaac Stambaugh her husband ^{their} personal representatives or assigns, shall pay the said promissory note at maturity, ^{or renewal thereof} with all interest due thereon, and shall perform each and every covenant in this mortgage contained, then this mortgage shall be null and void.

And further provided, that until default be made in the payment of the promissory note aforesaid at maturity, ^{or renewal thereof} or in the payment of any installment of interest thereon when the same is due according to the tenor of said promissory note, the said Naomi E. Stambaugh and Isaac Stambaugh, her husband, shall possess the said mortgaged property as of their present estate therein.

And still further provided that if default be made in the payment of said promissory note at maturity, ^{or of any renewal thereof} or in the payment of any installment of interest when the same becomes due according to the tenor of said promissory note, ^{or renewal thereof} or in the performance or fulfillment of any covenant or agreement contained herein, then and in either case it shall be

Citizens Savings Bank of Thurmont, Md, or its assigns or for James K. Waters, as trustee, ~~lawful for the said~~ ~~personal representatives or assigns~~ to sell the said property and premises hereby mortgaged at Thurmont, Frederick County, Maryland,

by public auction, for cash, after having given at least three weeks notice of the time, place, manner and terms of sale in some newspaper published in Frederick County, once a week, prior to the date of sale, and to apply the proceeds of sale to the payment, in the first place of the expenses attending the sale, including the usual Chancery commissions and a reasonable counsel fee, and then to the payment of the promissory note aforesaid with all interest due thereon, whether the same be due and payable according to the tenor of said promissory note or not, ^{or renewal thereof} and the surplus, if any, to pay the same to the said Naomi E. Stambaugh and Isaac

Stambaugh, _____ or to whoever may be entitled to the same.

And the said Naomi E. Stambaugh, _____ - covenants that she will keep during the continuance of this mortgage, the buildings erected on the said mortgaged premises insured for a sum not less than Three Hundred dollars, in some safe and reliable Insurance Company, paying the premiums and assessments thereon as they fall due and payable and that she will cause the Policy of Insurance to be so transferred or endorsed as to inure to the benefit of the said mortgagee, in case of loss or damage by fire.